



MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY
(excluding the Brihan- Mumbai Municipal Corporation Area)

No.MMR,SRA/Office Order /08 /2021

Date : 28 MAY 2021

OFFICE ORDER

Sub :- Fees Payable after change of Developer/Partner/Director while implementing the Slum Rehabilitation Scheme.

Ref :- Mumbai, SRA's Office Order No.SRA/CEO/office order/19/2015, dtd.23/03/2015.

Mumbai Metropolitan Region Slum Rehabilitation Authority has frequently noticed the instances wherein after the submission of Scheme by Developer/Partnership Firm/Company/Joint Venture etc. changes are affected by these entities in the Shares/Stakes etc. of their respective Partners/Directors etc. at different stages of the Scheme. Sometimes, the Partnership Firm, Joint Venture or Company is totally replaced or taken over by new Partners or Directors. Up-till now MMR, SRA has not formulated any procedure to recognize such changes for effective and accountable implementation of the S.R. Schemes.

As such by considering the Mumbai, SRA's Office Order No.SRA/CEO/office order/19/2015, dtd.23/03/2015, whenever there is any change in Partner/Director etc. or their Shares/ Holdings the Chief Executive Officer, MMR, SRA has decided as follows;

- i) All changes have to be intimated to SRA within 30 days of making formal change, failing which, a fine equal to five times below shall be charged.
- ii) In the event change of Partner/ Director (Other than blood relation) in Partnership Firm/Company, Society/Trust or LLP of Developer, the certificate from the concerned Registration Authority such as Registrar of Firms, Registrar of Companies (RoC), Registrar of Society, Charity Commissioner, etc. about having taken changes of the ownership on record shall be submitted on record of MMR, SRA within 90 days from the date of such changes.
- iii) In the event at change of developer, 5% of land cost to Sale Plot Area [i.e. approximately 50% of the net scheme area calculated as per ASR (Annual statement of Rates)] payable thereon should be recovered from the new Developer.

- iv) The charges mentioned in clause (i) hereinabove, shall also be payable in the event of retirement of any Partner/Director proportionate to the share of incoming partner when the Developer is a partnership firm or a Private Limited Company or LLP.
- v) The newly appointed Developer shall deposit the amount mentioned in clause (i) and (ii) hereinabove as per Rules & Regulations of MMR, SRA before issuance of LOI/revised LOI or further approval by MMR, SRA.
- vi) These charges are applicable for change in developer or in share holding partners in developer company/ organization/ partnership firm etc. after the stage of formal submission of the scheme.
- vii) The newly appointed developer shall indemnify MMR, SRA and its officers against any litigation in future.
- viii) This office order will not be applicable in cases where non performing developer is terminated by the CEO, MMR, SRA at the request of society.
- ix) The charges mentioned in clause (i) and (ii) shall not be payable if the changes are effected on account of death of Sole Developer or Partner or director etc. towards legal heir(s) of the same.

The guideline prescribed hereinabove shall be followed by all the concerned henceforth scrupulously.



Chief Executive Officer
MMR Slum Rehabilitation Authority

Copy to :-

1. P.A. to Hon'ble
2. Secretary, MMR, SRA.
3. Finance Controller, MMR, SRA.
4. Dy. Chief Engineer, MMR, SRA.
5. Deputy Collector & Competent Authority (1,2,3) , MMR, SRA.
6. DDTP, ADTP, MMR, SRA.
7. DSLR, MMR, SRA.
8. Chief Legal Consultant, MMR, SRA.
9. Executive Engineer, MMR, SRA.
10. Assistant Registrar, MMR, SRA.
11. Estate Manager, MMR, SRA.
12. I.T., MMR, SRA.
13. PRO, MMR, SRA.